

**VICINITY MAP**

SCALE: 1" = 750'

B-18

**DEDICATION AND FREE CONSENT**

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

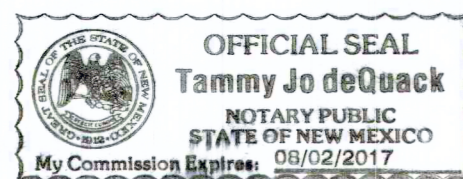
*Norman P. Becker* 10/27/16  
 Norman P. Becker, President and CEO,  
 New Mexico Mutual Casualty Company

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 27<sup>th</sup> day of October, 2016, by Norman P. Becker, President and CEO, New Mexico Mutual Casualty Company.

*Tammy Jo deQuack*  
 Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 018d502539220/d PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE:  
*Stua*

**VACATION REQUEST AND PLAT OF TRACT A, NEW MEXICO MUTUAL CASUALTY COMPANY**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2016

**DESCRIPTION**

Tract C-2-B, North Gateway, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 15, 2007, Plat Book 2007C, Page 164, Doc. #2007088254.

NEW MEXICO MUTUAL CASUALTY CO.  
 OWNER  
 PROJECTED  
 SEC. 12, T 11 N, R 3 E, N.M.P.M.  
 LOCATION  
 NEW MEXICO MUTUAL CASUALTY CO.  
 SUBDIVISION

DOC# 2017015381  
 02/17/2017 03:49 PM Page: 1 of 3  
 PLAT R 325.00 B - 2017C P. 0024 Linda Stover, Bernalillo County

**COUNTY CLERK FILING DATA**

DRB PROJECT NUMBER 1003790

APPLICATION NUMBER 16 DRB-70399, 70400 & 70401

**APPROVALS:**

- Jed Clark* 2-7-17  
 DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Theresa Caden* 11-30-16  
 ABCWUA DATE
- ALCO* 11-30-16  
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- ALCO* 11-30-16  
 A.M.A.F.C.A. DATE
- Roguel M. Mendez* 11/30/16  
 TRAFFIC/ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Carol S. Dumort* 11-30-16  
 PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- John N. Rosenhauer P.S.* 10/31/16  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Scott M. Howell* 2-10-17  
 REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Fernando Vigil* 1-10-17  
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
- QC* 11/3/2016  
 QWEST CORPORATION d/b/a CENTURYLINK QC DATE
- Christopher Gallya* 11-3-16  
 NEW MEXICO GAS COMPANY DATE
- Comcast* 8/14/16  
 COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

**SURVEYORS CERTIFICATION**

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS 11184



10/27/2016  
 Date

**HIGH MESA Consulting Group**

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com  
 JOB #2015.046.6 PLAT

VACATION REQUEST AND PLAT OF

TRACT A, NEW MEXICO MUTUAL CASUALTY COMPANY

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2016

DOCH 2017015381

02/17/2017 03:49 PM Page: 2 of 3  
 PLAT R: 325.00 B: 2017C P: 0024 Linda Stover, Bernalillo County

Notes:

1. A boundary survey was performed in August, 2016. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 12, Township 11 North, Range 3 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone (NAD 83). These bearings are positioned from U.S.G.L.O. Control Station "S11/S12/EG T11 R3E".
5. Record bearings and distances are shown in parenthesis.
6. No public street mileage created by this plat.
7. The purpose of this plat is to:
  - a. Vacate a portion of the public right-of-way of San Mateo Boulevard N.E., as shown (16DRB-70400).
  - b. Vacate a portion of the Public Utility Easement, as shown (16DRB-70399).
  - c. Vacate the Public Turnaround Easement, as shown (16DRB-70399).
  - d. Create 1 (one) tract from Tract C-2-B, North Gateway and the vacated portion of San Mateo Boulevard N.E.
  - e. Grant the PNM, Public Utility and Public Turnaround Easements, as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Warranty Deed, filed 06-20-2007, Doc. #2007090564, records of Bernalillo County, New Mexico.
  - b. Plat of North Gateway, filed 06-15-2007, Plat Book 2007C, Page 164, Doc. #2007088254, records of Bernalillo County, New Mexico.
  - c. Plat of North Gateway, filed 06-02-2006, Plat Book 2006C, Page 173, Doc. #2006080054, records of Bernalillo County, New Mexico.
  - d. Plat of North Gateway, filed 06-02-2005, Plat Book 2005C, Page 184, Doc. #2005078906, records of Bernalillo County, New Mexico.
  - e. Plat of North Albuquerque Acres, Tract A, Unit B, filed 05-19-1997, Plat Book 97C, Page 161, Doc. #1997050389, records of Bernalillo County, New Mexico.
  - f. Plat of Land of Filberto Gurule, filed 02-02-1999, Plat Book 99C, Page 22, Doc. #1999013904, records of Bernalillo County, New Mexico.
  - g. Plat of Land of Filberto Gurule, filed 09-29-1997, Plat Book 97C, Page 296, Doc. #1997101092, records of Bernalillo County, New Mexico.
  - h. Plat of Sisters of the Order of St. Dominic, filed 10-21-1993, Plat Book 93C, Page 302, Doc. #1993117686, records of Bernalillo County, New Mexico.
  - i. Policy of Title Insurance, Policy No. O-9701-2156372, prepared by Stewart Title of Albuquerque, LLC, dated 06-20-2007.
  - j. Boundary Survey of Tract C-2-B, North Gateway, prepared by this firm, dated 09-13-2016 (unrecorded).
9. The property surveyed hereon may be subject to the Groundwater Monitoring Well Permit filed 11-01-2001, Book A26, Page 8365, Doc. #2001130141, records of Bernalillo County, New Mexico.
10. The property surveyed hereon may be subject to the Agreement to Provide Design, Construction and Maintenance for Channel Improvements on the North Camino Arroyo from San Mateo Blvd. to I-25 filed 05-16-2005, Book A97, Page 490, Doc. #2005070702, records of Bernalillo County, New Mexico.
11. The property surveyed hereon may be subject to the Subdivision Improvements Agreement filed 04-01-1997, Book 97-8, Pages 9466-9473, Doc. #1997032499 and amended by that Memorandum of Agreement filed 04-30-2001, Book A18, Page 6695, Doc. #2001048252, records of Bernalillo County, New Mexico.
12. The property surveyed hereon is subject to the Subdivision Improvements Agreement filed 05-09-2006, Book A116, Page 7315, Doc. #2006067518, records of Bernalillo County, New Mexico.
13. The property surveyed hereon is subject to the Subdivision Improvements Agreement filed 05-23-2007, Book A137, Page 5967, Doc. #2007076132, records of Bernalillo County, New Mexico.
14. The property surveyed hereon is subject to the Warrant of Levy and Lien filed 12-27-2002, Book A47, Page 2522, Doc. #2002172968, records of Bernalillo County, New Mexico.
15. The property surveyed hereon may be subject to the Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate filed 03-12-2004, Book A74, Page 2862, Doc. #2004032961, records of Bernalillo County, New Mexico.
16. The property surveyed hereon may be subject to the Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate filed 03-12-2004, Book A74, Page 2863, Doc. #2004032962, records of Bernalillo County, New Mexico.
17. The property surveyed hereon may be subject to the Subordination, Non-Disturbance and Attornment Agreement and Estoppel Certificate filed 04-28-2004, Book A76, Page 6944, Doc. #2004057101, records of Bernalillo County, New Mexico.
18. Gross subdivision acreage = 5.1911 acres.
19. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right-of-way and easement to extend services to customers of the Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (CL) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and CL do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**HIGH MESA Consulting Group**

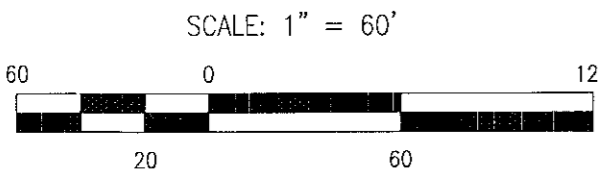
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com  
 JOB #2015.046.6 PLAT

VACATION REQUEST AND PLAT OF

TRACT A, NEW MEXICO MUTUAL CASUALTY COMPANY

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2016

DOC# 2017015381  
02/17/2017 03:49 PM Page: 3 of 3  
PLAT R: \$25.00 2017C: 8024 Linda Stover, Bernalillo County



NEW MEXICO CENTRAL ZONE-NAD 83  
U.S.G.L.O. STA. "S11/S12/EG T11 R3E"  
X=1,539,912.248  
Y=1,528,564.019  
COMBINED FACTOR=0.999669781  
DELTA ALPHA=-00°11'38.16"  
ELEVATION=5135.55' (NAVD 88)

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 00°16'15" E	94.99'
L2	N 89°43'45" W	19.00'
L3	S 81°21'57" E	20.54'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.29'	35.37'	N 44°45'05" W	90°02'51"
(C1)	25.00'	39.29'	35.37'	N 44°45'42" W	90°02'41"
C2	450.00'	95.64'	95.46'	S 87°14'53" E	12°10'36"
(C2)	450.00'	95.50'	95.32'	S 87°18'42" E	12°09'32"
C3	25.00'	8.52'	8.48'	S 09°15'44" W	19°31'43"

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 89°43'45" E	19.00'
E2	S 00°16'15" W	36.89'
E3	N 89°43'45" W	19.00'
E4	N 00°16'15" E	36.89'
E5	N 00°16'15" E	16.37'
E6	S 89°43'45" E	35.93'
E7	S 00°16'15" W	16.37'
E8	N 89°43'45" W	35.93'
T1	N 00°16'15" E	162.06'
T2	S 00°16'15" W	74.00'

KEYED NOTES

EXISTING EASEMENTS

- ① PORTION OF 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 97C-161, DOC. #1997050389, RETAINED BY THIS PLATTING ACTION, AS SHOWN
- ③ APPROXIMATE LOCATION (AS INSTALLED) 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT GRANTED BY DOCUMENT FILED 07-22-1997, BOOK 97-19, PAGES 6524-6525, DOC. #1997074083

VACATED PUBLIC EASEMENTS

- ② TEMPORARY PUBLIC TURN AROUND EASEMENT GRANTED BY PLAT 2006C-173, DOC. #2006080054, VACATED BY THIS REQUEST (16DRB-70399)
- ④ PORTION OF 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 97C-161, DOC. #1997050389, VACATED BY THIS REQUEST (16DRB-70399)

VACATED PUBLIC RIGHT-OF-WAY

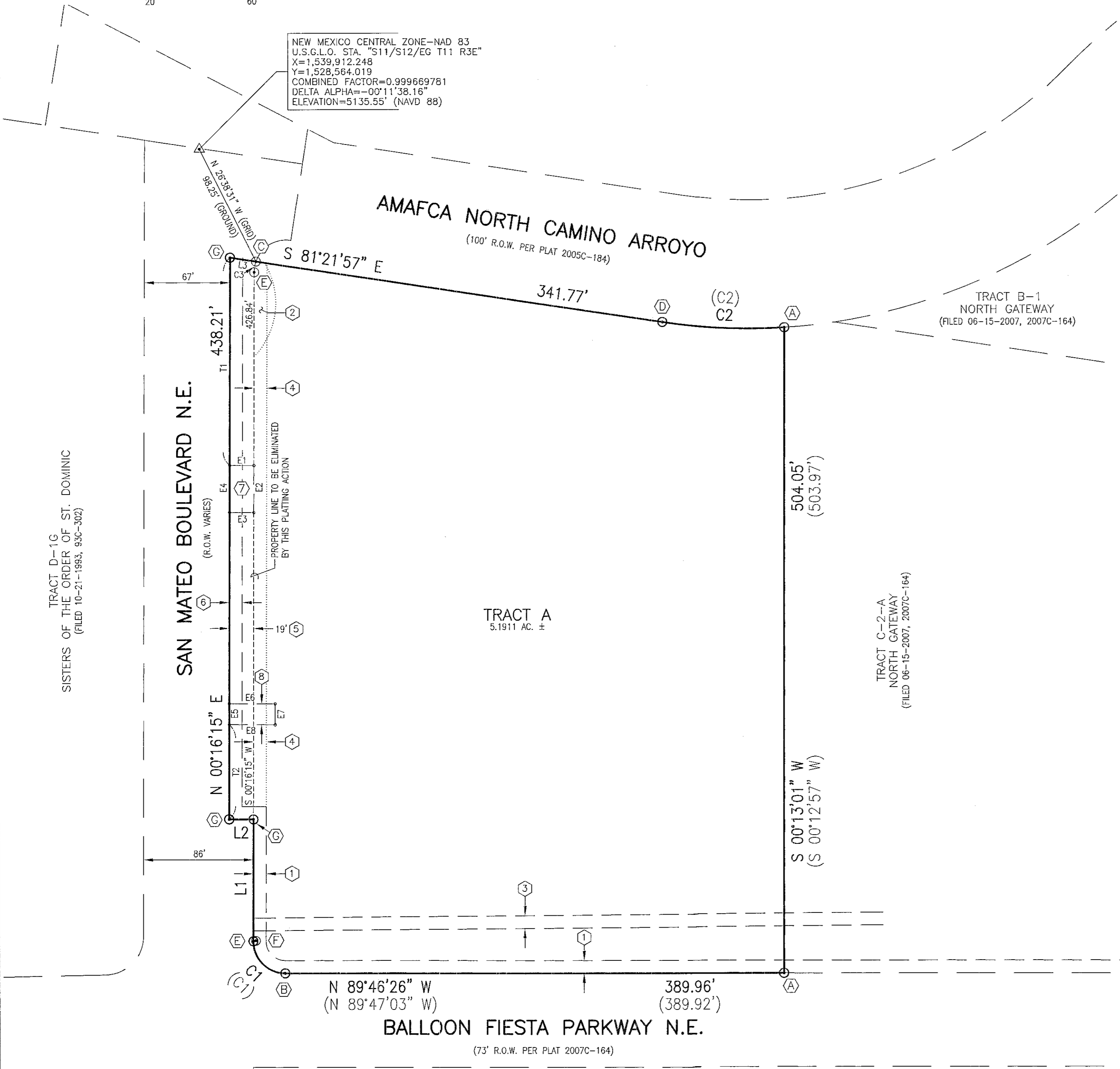
- ⑤ EASTERN 19 FEET OF SAN MATEO BOULEVARD N.E., VACATED BY THIS REQUEST, AS SHOWN (16DRB-70400). AREA = 0.1907 ACRES ±.

NEW EASEMENT

- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑦ PUBLIC TURNAROUND EASEMENT GRANTED BY THIS PLAT
- ⑧ PNM EASEMENT GRANTED BY THIS PLAT

MONUMENTS

- Ⓐ FOUND #4 REBAR W/CAP STAMPED "LS 14271", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "LS 5978", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓒ FOUND MAG NAIL W/WASHER STAMPED "CARTESIAN SURVEYS PLS 14271" IN CONCRETE
- Ⓓ FOUND T-POST W/CAP STAMPED "CARTESIAN SURVEYS PLS 14271", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓔ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓕ FOUND T-POST W/CAP STAMPED "CARTESIAN SURVEYS PLS 14271", NOT HONORED (N 80°03'56" E 2.04')
- Ⓖ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



**HIGH MESA Consulting Group**  
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com  
JOB #2015.046.6 PLAT